

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office



**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 14087
MEPA Analyst: Anne Canaday
Phone: 617-626-1035

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Lexington Technology Park		
Street: Spring Street/Patriot Way		
Municipality: Lexington	Watershed: Charles River	
Universal Transverse Mercator Coordinates:	Latitude: 42-25-31 N	Longitude: 71-15-03 W
Estimated commencement date: Ongoing	Estimated completion date: 2015	
Approximate cost:	Status of project design: 10 % complete	
Proponent: Patriot Partners Lexington, LLC		
Street: c/o Atlantic Management Corporation, Inc., 205 Newbury Street		
Municipality: Framingham	State: MA	Zip Code: 01701
Name of Contact Person From Whom Copies of this ENF May Be Obtained: John C. Hart, P.E.		
Firm/Agency: Symmes Maini & McKee Assoc, Inc.	Street: 1000 Massachusetts Ave	
Municipality: Cambridge	State: MA	Zip Code: 02138
Phone: (617) 520-9430	Fax: (617) 354-5758	E-mail: jhart@smma.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): **None**

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: **MWRA Sewer Use Discharge Permit, MHD Indirect Access Curb Cut Permit, Wetlands Protection Act - Order of Conditions, Town of Lexington Zoning and Planning approvals, EPA NPDES General Permit for Reject Water from Reverse Osmosis Units, EPA NPDES General Permit for Construction Activities.**

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input checked="" type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	95.6			
New acres of land altered		5.4		
Acres of impervious area	16.5	8.0	24.5	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	354,950	316,805	671,755	
Number of housing units	0	0	0	
Maximum height (in feet)			54.50	
TRANSPORTATION				
Vehicle trips per day	3,801	2029	5830	
Parking spaces	980	719	1699	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	30,000	250,270	280,270	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	30,000	129,785	159,785	
Length of water/sewer mains (in miles)				

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

(a) The project is the proposed redevelopment of the former Raytheon Corporation Headquarters campus in Lexington. The campus is now known as Lexington Technology Park. The project represents the reuse and expansion of the campus from a historic 354,950 GSF, to a total of approximately 672,000 GSF of building space for life science uses including biotechnology and pharmaceutical tenants. The redevelopment of the campus includes associated driveways, parking, landscaping, stormwater management basins and other site improvements.

Lexington Technology Park was rezoned by Lexington Town Meeting in 2004 to a Planned Commercial District, to accommodate life science and mixed-use office/R&D and manufacturing uses. Town Meeting approval also included designation of approximately 34.5 acres of the site as Restricted Open Space which will remain as open and undeveloped land.

The site is a 95.8 acre parcel located at the northeast corner of the intersection of Route 2 and Route 128 on Spring Street in Lexington, Massachusetts. The site is bounded to the north by Shade Street, to the east by Spring Street, to the south by Route 2 and to the west by Route 128 and Weston Street. The topography of the site varies from the northeasterly corner of the site at elevation 310 to the southwest corner of the property at elevation 190. The site includes approximately 18.5 acres of wetlands subject to protection under the Wetlands Protection Act and the Lexington Wetlands Bylaw.

There are currently three buildings on site, 125 Spring Street, 300 Patriot Way and 500 Patriot Way. Patriot Way is the main site driveway which is accessed by a single curb cut off Spring Street.

The Project proposes the addition of two new buildings and associated site development consistent with the 2004 Town Meeting approval, and minor additions and renovations of the existing buildings. The new buildings will also accommodate life science R&D/manufacturing or mixed-use office/R&D.

(b) The project alternatives have included various options for commercial redevelopment consistent with zoning restrictions and Planning Guidelines. The alternatives that have been considered for the site include:

The proposed use: Life Science R&D and Manufacturing with supporting office and associated front and back-end functions. This use is consistent with the 2004 Lexington Town Meeting rezoning approval.

Office Use: This alternative, which was also permissible prior to the 2004 rezoning action, would

dedicate all available space to office functions. Consistent with actual market conditions and Zoning Bylaw requirements this would result in increased parking demands, impervious coverage and traffic generation. Under this alternative the parking requirement would be in the order of 2000 spaces, or 25% higher than the proposed use. (Office use would however result in significantly lower water demand than the proposed life science uses.)

Other Uses: Other uses that were considered included the re-use of the former Raytheon conference center in combination with other mixes of life sciences and office space. The location of the site is conducive to many uses including retail and housing, but they have not been considered by Patriot Partners.

The Project design is based on the possible use of the site by Shire Human Genetic Therapies, Inc. (“Shire”) for office, biotechnology research and development, and biotechnology manufacturing uses. The site is under consideration by Shire, which is currently performing advanced analysis of the suitability of the site for its use program and of the costs involved in locating its use program at the site. The Proponent is proceeding with the next stage of permitting of the site, in anticipation that Shire, or another comparable user (as originally contemplated in the zoning approval from the Town of Lexington), will decide to locate at the site.

- (c) The project will provide on-site mitigation in the form of improved stormwater runoff treatment, TSS removal and stormwater peak flow mitigation for more than 6-acres of existing untreated storm water runoff. The project will also result in the preservation of 34.5 acres of undisturbed land as Restricted Open Space. The project will implement trip reduction measures as required by the Lexington Zoning By-law in an effort to reduce traffic flow, especially at the peak hours and will continue to provide funding to the LexPress bus service. The project will also provide funding for off-site traffic improvement projects.